

# Item no.

Report to: **Development Control and Regulatory Panel**

Date: **4 November 2008**

Report of: **Head of Planning and Building Control Services**

Subject: **Applications under the Town and Country Planning Acts  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990**

Ward: **All**

## **A INTRODUCTION**

Members are advised that in preparing the attached report full consultation responses are not presented. Care is taken to ensure that principal issues of all relevant responses are incorporated into the report. Notwithstanding this Members are invited to view all submitted plans and consultation responses prior to the Panel meeting by contacting the Head of Planning and Building Control Services.

The Easington Local Plan was adopted by the District of Easington on 28<sup>th</sup> December 2001. Together with the Durham County Structure Plan it is a material consideration in the determination of planning applications. However the Planning and Compulsory Purchase Act 2004 determined that all Local Plans would expire three years after the Act came into force. This took effect on the 27<sup>th</sup> September 2007. In order to maintain continuity in the development plan system, the Council identified policies that should be 'saved' for an extended period until alternative policies are adopted in the Local Development Frameworks. Direction from the Secretary of State has been received and all of those policies have been retained. The saved policies and Planning Policy Statements from the Government will be considered in the determination of planning applications. A view as to whether the proposals generally accord with them is identified in the relevant section.

Section 54A of the 1990 Town & Country Planning Act (as amended) requires the Local Planning Authority to have regard to the development plan policies when they are relevant to an application and hence are a material consideration. Where such policies are material to a proposal, section 54A requires the application to be determined in accordance with the Development Plan policies unless material considerations indicate otherwise.

The recommendations contained in this report have been made taking into account all material planning considerations including any representations received and Government guidance in Planning Policy Guidance Notes and Circulars. Consideration has been given to whether proposals cause harm to interests of acknowledged importance.

Members attention is drawn to information now provided in respect of time taken to determine applications. Following each recommendation a determination time is provided based on a decision at this Panel. Where a decision time exceeds the 8 week target a reason for this is given in brackets.

In considering the applications and preparing the report the District of Easington has fully taken into account the duties imposed on Local Planning Authorities by the Human Rights Act 1998. In particular, regard has been given to Articles 6, 7, and 8,

# Item no.

the First Protocol and Section 6. Where specific issues of compliance with this legislation have been raised these are dealt with within each report.

## **B SPEAKING AT THE PANEL**

The District Council is one of the few Councils in the country who allows verbal representations when decisions on planning applications are being made. The Panel has to balance listening to views with the efficient conduct of the business of the Panel. The following procedures have therefore been agreed. These procedures will be adhered to in respect of the items within this report. Members of the public will also be expected to follow these both in their own interests and that of other users of the service.

1. The Planning Officer will present his report.
2. Objectors and supporters will be given the opportunity to speak. Five minutes will be given to each speaker. If there is more than one speaker upon an issue, the District Council recommends the appointment of a spokesperson and that speakers register their request prior to the Panel meeting.
3. After registered speakers have had their say the Chair of the Panel will ask if there is any other member of the public who wishes to speak. Those who do may be allowed to speak. The Chair of the Panel will exercise discretion in this regard. Where the number of speakers or the repetitive nature of the points that may be raised may impact on the other business of the Panel then the Chair will restrict the number of speakers and progress the matter.
4. The applicant or representative may then speak for a duration of up to five minutes.
5. At the discretion of the Chair, objectors or supporters or applicants may ask officers questions then may be asked questions by Members and Officers
6. The Members of the Panel will then finally debate and determine the application with the assistance of officers if required.

## **C RISK ASSESSMENT**

A risk assessment has been carried out in respect of individual cases. Overall, it is concluded that any risks to the Council, for example relating to an appeal being lost and costs awarded against the Council, are low, provided that decisions are made in accordance with recommendations. Risks will increase when decisions are made contrary to recommendations, and the degree will vary depending on the particular case.

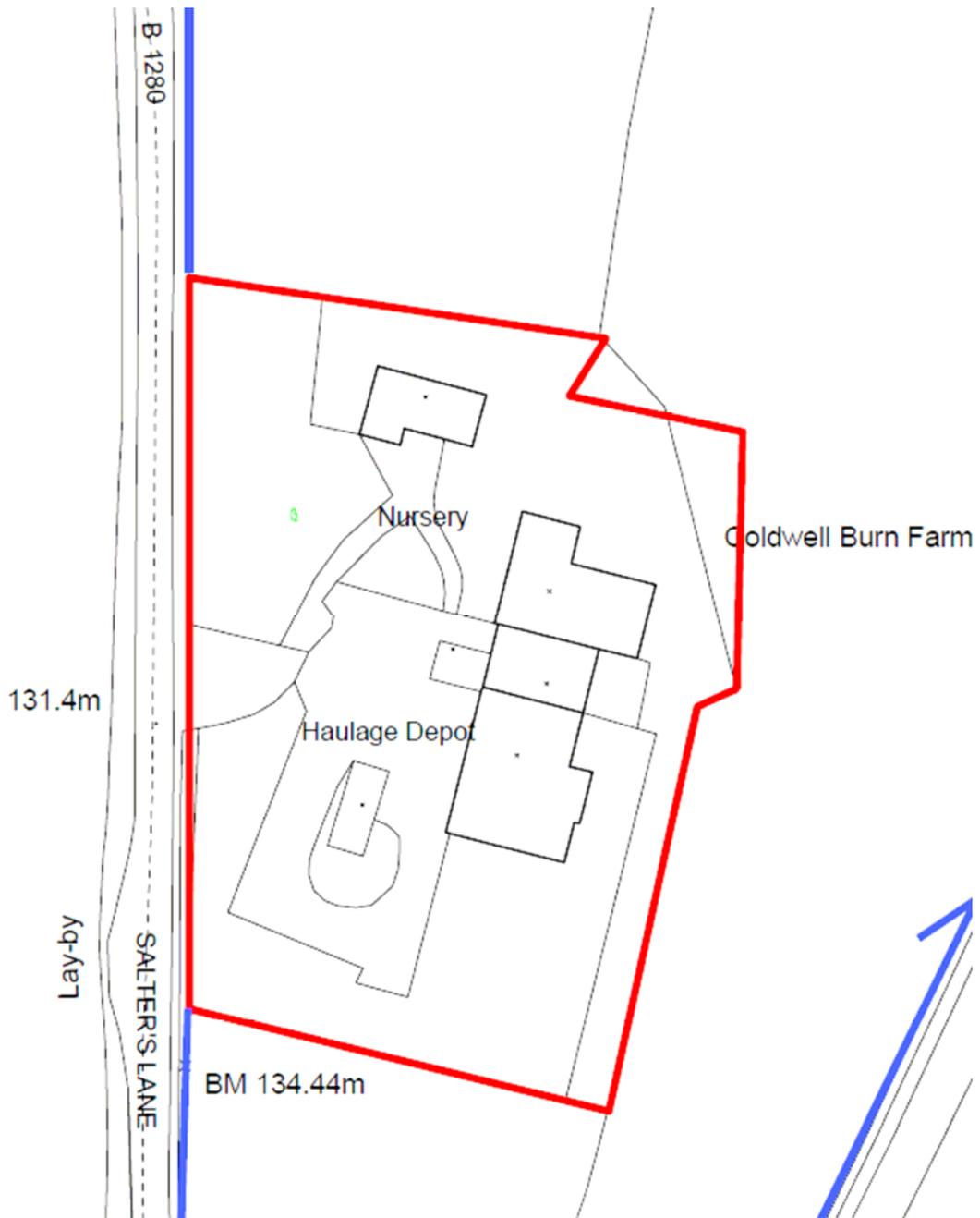
# Item no.

## D OTHER APPLICATIONS

PLAN/2008/0507

Haswell (Haswell & Shotton) - RESIDENTIAL DEVELOPMENT (OUTLINE) at  
COLDWELL BURN FARM, SALTERS LANE, HASWELL for MR D SCORER

### Location Plan



# Item no.

## **The Application Site**

The application site consists of the Coldwell Burn Farm and associated grounds. The total site area is 1.37 hectares. The application site is bounded to the west by the B1280 Salter's Lane, and to the north, east and south by agricultural fields. Coldwell Burn Farm is situated approximately 200 metres to the north of Haswell Village as outlined on the Easington District Council's Plan Proposals Map.

## **The Proposed Development**

The proposal is for Outline Planning Permission for the erection of a residential development. This application deals purely with the principle of development on this site. The layout of site, scale of buildings, appearance of buildings, access to site, and landscaping of site are reserved matters and would be subject to a subsequent application if planning permission were to be granted.

The applicant has submitted a statement with the application in support of the proposed residential development. The applicant has acknowledged that as the site is clearly not within a defined settlement, the assumption would be that it would be inappropriate to grant planning permission for residential development. However, it is argued that existing and emerging planning policy does not automatically rule out such development. The applicant considers the key issues to relate to: site sustainability; the need for housing; and, economic considerations.

Site Sustainability: it is argued that further development in Haswell is necessary to support the retention and ongoing vitality and viability of the village facilities. Although the application site lies outside the adopted settlement limits of Haswell, it is argued that the site is within easy walking distance of all the main facilities, and that it is and has always been functionally part of the settlement and this perception will not change as a result of its redevelopment for housing. It is suggested that as a housing site it is not appreciably further away from services within the village than some of the existing dwellings on the outer periphery of Haswell e.g. on Blossomfield Way or indeed any housing in Haswell Plough.

The Need for Housing: It is suggested that in the light of the recent Growth Point status for Easington District, the Council is going to have to work very hard to deliver the scale of additional housing development envisaged. The applicant has suggested that the recent draft Strategic Housing Land Availability Assessment (SHLAA) does not adequately provide for new housing development in Haswell and that the application site could help to meet a need. It is acknowledged that the SHLAA has provided for a five-year housing land supply, but it is suggested that this is reliant on allocated sites coming forward for development. The applicant has argued that guidance from the Housing Green Paper states that achieving such a supply should be seen as a starting point and not the end of the process, as such, it is not considered a reason in itself for planning permission for housing development on additional sites so long as they represent a sustainable development option like the application site. Overall, the applicant has argued that there are quantitative (meeting housing targets and supporting local facilities), and qualitative (providing higher value/lower density residential development and creating sustainable development), reasons why the District Council should grant planning permission for the current application.

Economic Considerations: The applicant has stated that the main driving force behind this application is the declining health of the current owner and his desire to see Holcrofts business, which he has nurtured for over 30 years, grow and expand in Easington District under the control of some of its existing locally based employees, rather than selling the business to an outside company who would close the Coldwell

# Item no.

Burn Farm operation and transfer the business to other premises outside the district with a resulting loss of jobs and impact on the local economy. The existing business serves some 200 businesses across the northeast, and more importantly has four principal suppliers based in the local area. These local links and expenditure streams would be lost if Holcrofts were to be bought out by one of its competitors and the businesses transferred. All current staff currently live in the local area. It is proposed that the business is to be gifted to a management team of existing employees, who subject to planning permission being granted will transfer the business to new premises within Easington District. The applicant has proposed that a S.106 legal agreement could be used to make this a condition of granting planning permission. It is suggested that if planning permission is not approved, the business would be sold to an existing competitor located outside Easington District, and that the local jobs and economic benefits would be lost to the local area.

The applicant has suggested that the key material policy considerations that need to be taken into account and balanced in the planning decision, are:

- The application will involve the beneficial re-use of previously developed land.
- The site is in a sustainable location adjoining a service village with a good range of shops, services, and accessibility to public transport.
- There is an on-going need to identify sites capable of delivering additional new dwellings in Easington District.
- There is an explicit need to continue to provide housing in settlements such as Haswell to support their vitality and viability.
- There is an acknowledged need to rebalance the housing stock in Haswell through the provision of higher value/lower density executive dwellings.
- The development will improve visual amenity in this gateway location in Haswell.
- The development will secure the future of a successful indigenous local business and retain local control of that business.
- The development will directly protect 14 existing jobs for local residents.
- The development will indirectly protect the vitality and viability of a number of local businesses that supply Holcrofts and the jobs in those companies.
- The development will provide the opportunity for this business to grow and increase employment levels.
- The development will have lower impact on the environment in terms of CO2 emissions and other vehicle pollutants than the alternative because it will eliminate unnecessary journeys and food miles.

The applicant has also noted that the District Council has previously approved planning permission for residential development on other Brownfield sites beyond settlement boundaries where there has been a good reason e.g. Crossways Hotel, Thornley; the garage site at Cold Hesledon, the garage site close to Easington Dog Track, Wingate Council Depot and Little Thorpe.

The applicant has also submitted details of petition that he has received in support of the planning application. The petition contained the signatures of 156 local residents, who stated their preference for the existing business being retained within the district and the site being developed for houses, rather than, the business being sold with the likely job losses and the site being developed or rented by a haulage company, travellers or a domestic waste transfer company.

## **Site History**

None relevant.

# Item no.

## **Planning Policy**

*District of Easington Local Plan*

GEN01 - General Principles of Development  
ENV03 - Protection of the Countryside  
ENV35 - Environmental Design: Impact of Development  
HOU67 - Windfall housing sites

### Regional Planning Guidance

The North East of England Plan: Regional Spatial Strategy to 2021

### National Planning Guidance

PPS3 - Housing  
PPS7 - Sustainable Development in Rural Areas

The site of the proposed development is located to the north of Haswell outside the settlement boundary as defined in the District of Easington Local Plan. The Council's policies therefore identify this proposal as being residential development in the countryside. The site is not identified as a potential housing site in the Local Plan and is consequently a windfall site. Therefore the Regional Spatial Strategy (RSS) and Planning Policy Statement 3: Housing and Planning Policy Statement 7: Sustainable Development in Rural Areas are considered relevant in this case.

## **Consultations and Publicity**

A site notice has been erected on the application site and a press notice has been used to advertise the application. Neighbouring properties have also been consulted. Four letters of representation have been received in relation to the scheme, one letter raised concerns over the accuracy of the submission, and three support the proposal. Support has been offered on the following grounds:

- Coldwell Burn Farm is currently unsightly, a development such as that proposed would be to the benefit of the area.
- The proposed new houses will help to sustain and improve village facilities and local transport links.
- The development of the site will allow the existing business to move to a more suitable site, vans would no longer create disturbance by travelling through the village.
- The proposed development will allow the retention of jobs in the local area, this issue is considered to be particularly important in the current economic climate.

Easington District Council, Planning Policy Officer, comments:

- The application proposes a residential development of 9 no. executive houses on a site situated outside of the settlement boundaries and in the open countryside. The site is unsuitable and unsustainable when considered in terms of local, regional and national planning policy. It is considered that other material considerations put forward by the applicant would not outweigh these fundamental policy concerns, and therefore the application should be recommended for refusal.

# Item no.

Easington District Council, Environmental Health officer, comments:

- A full Contaminated Land Risk Assessment should be approved by the Council prior to works commencing on site. In order to minimise noise during construction hours, of construction work should be controlled.

Durham County Council, Highways Authority, comments:

- In principle the proposed new access for the residential development and the internal road and footways design would appear reasonable. No objections raised on highway grounds, subject to conditions relating to visibility splays and the agreement of an internal road layout plan.

Easington District Council, Countryside Officer, comments:

- The submitted Bat survey is inadequate as it does not meet local Natural England guidelines and fails to provide a proper assessment of the risk to bats should this development proceed. The site lies close to the edge of Haswell village with good connectivity to suitable bat foraging habitat and the bat survey noted that there were several gaps within the structure that could permit access by bats. However, no emergence survey was undertaken by the consultants. This is a complex site therefore a minimum of two emergence surveys at the appropriate time of year would normally be expected.

Durham Bat Group, comments:

- The bat survey submitted with this application is considered to be inadequate. It is clear from the submitted photographs that there is a potential for bats to use the site. Durham Bat Group are not against the development of the site but, in line with PPS9, would wish to see a proper assessment of risk to bats and adequate suggestions for the continuity of provision of bat roost sites before a decision is made in this case.

East Durham Business Service, comments:

- Holcrofts is a long established business in East Durham and employs 14 staff, based at Coldwell Burn Farm, Haswell. The Business Service object to any application that would involve the loss of employment land, however in this case their view is that providing the business continues to operate in East Durham they have no objections.

Haswell Parish Council, comments:

- Notwithstanding the fact that the site is a 'brownfield' site it is nevertheless outside the Haswell settlement area and a development of this scale will erode the greenbelt buffer between Haswell and South Hetton and result in the whole buffer being opened for residential development. A previous application has been rejected by the District Council for these same reasons and a different decision would not be consistent.
- Access from the proposed development onto the adjacent highway, even based on the fact that the applicant intends to relocate it 20 metres, would still be dangerous given the fact that it leads directly into a 60 mph road with poor visibility.

# Item no.

## **Planning Considerations and Assessment**

The main issues to consider in assessing this proposal are:

- National Planning Policy
- Easington District Local Plan Policy
- Regional Spatial Strategy
- Protected Species
- Responses to the Applicants submission

### National Planning Policy

Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7) is the national planning guidance relating to development in the countryside. PPS7 states that Local Planning Authorities should strictly control new house building in the countryside, outside established settlements or areas allocated for housing in development plans. It continues by making it clear that new houses in the countryside will require special justification for planning permission to be granted. Special justification could, for example, relate to the essential need for a worker to live permanently at or near their place of work in the countryside, or to the exceptional quality and innovative nature of the design of a proposed dwelling. One of the main aims of PPS7 is to promote sustainable patterns of development within rural area. The document identifies the need to strictly control new house building in the countryside, away from established settlements. The proposal is not considered to accord with the advice contained within Planning Policy Statement 7: Sustainable Development in Rural Areas as a possible exception to policy.

Planning Policy Statement Note 3: Housing (PPS3) is the national planning guidance relating to housing development. Government policy in PPS3 is to maximise the re-use of previously developed land, and requires a sequential approach to the identification of housing sites, which prioritises previously developed land in urban areas. As the proposal relates to a site outside the settlement limits as outlined in the Local Plan it is not considered to accord with the advice contained within Planning Policy Statement Note 3: Housing. PPS3 also requires Local Planning Authorities to have an up to date five-year supply of deliverable sites. It has been found that the Council does indeed have this 5-year supply. Any residential development could therefore not be justified on this site through a lack of housing land supply.

### Easington District Local Plan

The District Council considers that housing development should normally only be approved on sites within the towns and villages of the District. There are a number of reasons for this: firstly, new development within the settlements helps to maintain the compact and coherent village form, which is most appropriate for the support of shops and facilities. Redevelopment of "Brownfield" sites with settlement boundaries should take priority over sites that are outside the village boundary such as the current proposal. Indeed, development of sites outside of the settlement boundary can undermine the regeneration of the villages, as such developments can lead to sprawl and the de-lineation of the urban form.

Policy 67 of the Local Plan states that housing development will be approved on previously developed sites within settlement boundaries of established towns and villages. The application site is situated outside the village of Haswell and is considered to be contrary to policy 67 of the Local Plan.

# Item no.

Local Plan Policy 3 severely restricts development in the countryside. Policy 3 deals with development in the countryside in general and states that it will not be approved. It is therefore considered that the proposal is contrary to the relevant development plan policies.

## Regional Spatial Strategy

The Regional Spatial Strategy for the North East provides a sequential approach for development in Policy 4. Although this relates to the identification of land for development in Local Development Frameworks it can also be seen as relevant where there is insufficient land for development; indeed the applicant has referred to it in his supporting statement. The policy promotes previously developed sites within urban areas as being the most sequentially preferable locations for development. If such locations do not exist, the development plan should consider, in sequence; other suitable locations within urban areas; suitable sites and locations adjoining urban areas; and suitable sites in settlements outside urban areas.

The Council can clearly demonstrate an adequate supply of sustainable sites for development within the urban area and as such, consideration of new sites in the countryside is not required. The site would therefore fail the sequential approach for development, were it to be applied to this application.

## Protected Species

Concerns have been raised by Durham Bat Group and the Council's Countryside Officer regarding the impact the proposed development may have on protected species in the vicinity of the application site. The ODPM Circular 06/2005 and Defra Circular 01/2005 which outline how statutory obligations relating to protected species relate to planning, and state that the presence and extent to which protected species will be affected, must be established before planning permission is granted. With regard to the current proposal it is considered that insufficient information has been submitted to allow the Local Planning Authority to accurately assess any impact the proposal may have on protected species, contrary to policy 18 of the District of Easington Local Plan.

## Responses to the Applicant's submission

The arguments put forward by the applicant in support of this proposal are not considered sufficient to outweigh the policy objections outlined previously.

The arguments put forward in relation to the site sustainability are not accepted. The application site is located away from an established settlement and within a countryside setting. The proposal is not therefore considered to represent a sustainable form of development. Relevant development plan policies aim to provide new housing development within established urban areas, well connected to services such as shops and community facilities, and adjacent to transport nodes. The Council has clearly identified an adequate supply of such sites for development. It is not considered that the current proposal relates to such a site, For the reasons outlined previously the proposal is not considered to accord with the relevant development plan policies.

The applicant has also argued that the application should be approved due to housing need. This issue has been discussed previously in the report; the Council can clearly demonstrate a 5-year Housing Land Supply, and development could not be justified based upon a lack of housing land supply. The applicant has also referred to the recent Growth Point status for Easington District, and suggested that the number of

# Item no.

houses that need to be built will increase as a result, and that therefore development such as that currently proposed should be supported in order to meet the increased housing needs.

The Durham New Growth Point is based on a number of major settlements in South and East Durham. The Government requires Growth Point proposals to be based upon the original approval of Expressions of Interest. In East Durham, the approved Expression of Interest is based on the emerging Local Development Framework Core Strategy for the Peterlee and Seaham areas. As a result, a Programme of Development has been submitted to Government for approval, based on these settlements. The programme of Development identifies and programmes housing delivery on identified sites in these two areas. The programme does not therefore concern the Haswell area, and there is no shortage of sites available in Peterlee and Seaham to deliver the Programme of Development. This application must therefore be considered under 'normal' planning criteria, and not as part of the Growth point agenda.

The applicant has outlined various economic benefits that the re-development will bring to the local area and district as a whole. East Durham Business Service has confirmed that it has no objection to the planning application as long as the business continues to operate in East Durham. It is accepted that the existing business supports 14 jobs and has linkages to local suppliers. However, it has not been demonstrated that the retention of the jobs is dependent on planning permission being granted. Furthermore, no information has been provided in relation to the continued viability of the existing business and retention of jobs in the new location. In any event, if planning permission were granted, the planning system could not guarantee that the business would continue to operate and/or retain the current levels of employment.

The applicant has highlighted other decisions made by the Council, suggesting that a precedent has been set for development of previously developed sites outside settlement boundaries. The Council has consistently resisted inappropriate development in the countryside. It should be noted that each planning proposal is assessed on its individual merits and that in this case the proposal is not considered to be comparable to other decisions made. The proposal is not considered to be acceptable for the reasons outlined above.

With regard to the petition submitted by the applicant, it is clear that there is public support for the proposed development, however, there are concerns in relation to the wording of the petition, and in particular the limited choices identified. In any respect, public support for the proposal does not change the strict policy objection to the proposed housing development.

All other issues raised by the applicant have been discussed in the report, or are not considered sufficient to warrant a departure from the relevant development plan policies.

## Other Considerations

The Highways Authority has been consulted in relation to this application; no highway objections are raised to the proposal.

Easington District Council, Environmental Health Officers, have suggested that contaminated land and hours of construction should be a condition of any grant of planning permission if the application is approved.

# Item no.

## **Conclusion**

The proposed development of residential properties on the application site clearly contravenes relevant national, regional, County and District Council policies and in principle planning permission should be refused.

The applicant has submitted information in support of the application but this does not outweigh the fundamental objection to the development of an inappropriate site. The applicant states that redevelopment will have economic benefits for the locality, and ensure that the existing business is retained within the district. However, no information has been provided to demonstrate the continued viability of the business and future retention of jobs.

The Local Planning Authority is legally obliged to ensure that the presence or otherwise of protected species, and the extent that they may be affected by any proposed development, is established before any planning permission is granted. If an adequate assessment in relation to protected species is not carried out before a decision is made, the Local planning Authority would be open to legal challenge and the application should therefore be refused.

The Councils policy is to prioritise the development of previously developed land within existing settlements for residential development. The current proposal relates to an application outside the established settlement boundaries and therefore should not be supported.

## **Recommendation**

Refuse:

1. The proposal represents the development of a site outside the established settlement boundaries as outlined on the Easington District Council Plan Proposals Map. The proposal is therefore considered to be contrary to national planning guidance contained within Planning Policy Statements 3: Housing and 7: Sustainable Development in Rural Areas, and policies 3, 35 and 67 of the District of Easington Local Plan and should be refused.
2. Insufficient information has been provided to allow the Local Planning Authority to consider whether or not the proposed development would have an adverse effect on species especially protected by law. The proposal is therefore considered to be contrary to Policy 18 of the District of Easington Local Plan.

## **Decision time**

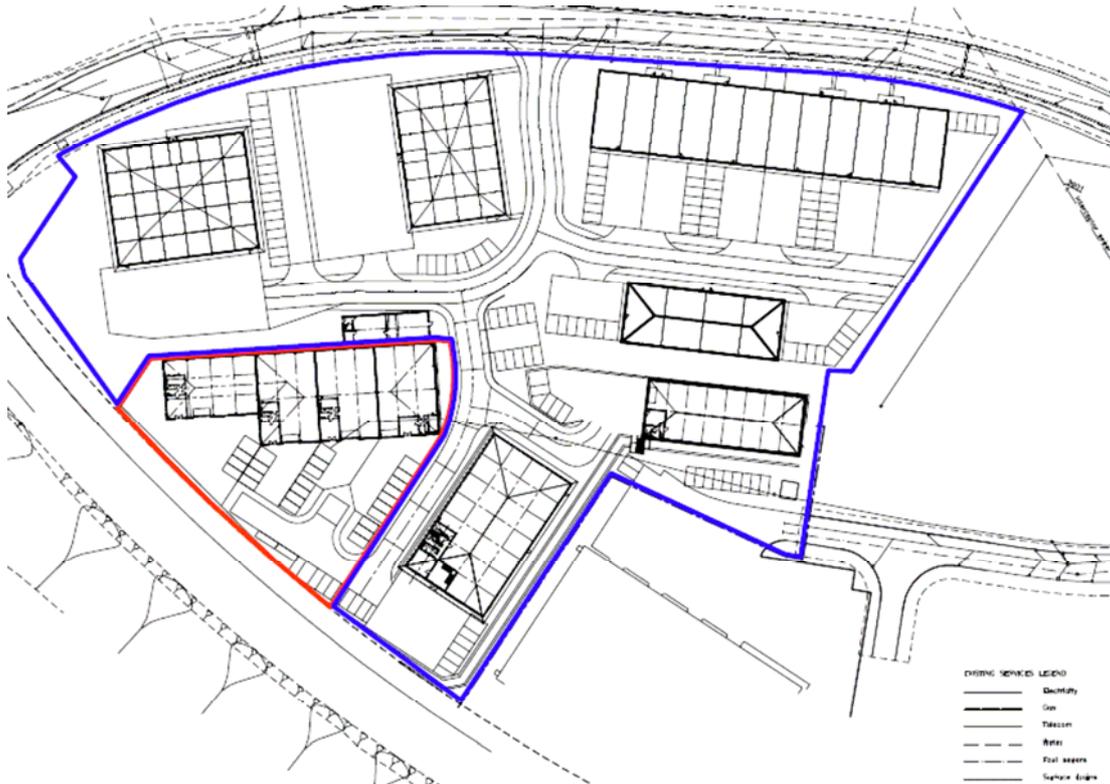
Within 13 weeks, target achieved.

# Item no.

**PLAN/2008/0558**

**Seaham (Dawdon) - REVISED PLANS: INDUSTRIAL AND COMMERCIAL DEVELOPMENT at PART OF PLOT 8, SPECTRUM BUSINESS PARK, SEAHAM for S. J. & J. MONK**

## Location Plan



## The Application Site

The application relates to an area of land within the former Dawdon Colliery site, in an area which until recently benefited from Enterprise Zone status (see relevant planning history). The application relates to an area of land situated on the western side of the A182 to the south of the roundabout providing main access to the business park. Initial site works have commenced.

## The Proposed Development

This application represents the re-submission of a previously approved application (see relevant planning history). The main differences between the current proposal and the previous scheme relate to layout changes. The revision includes the amalgamation of four previously approved units into one building, it is suggested this will allow for a greater degree of flexibility in letting the unit, with the new single unit being capable of being sub-divided or let as a whole.

Planning permission is sought for the erection of a variety of different buildings to be used for a range of uses. The proposal includes the erection of B1, B2 and B8 units

# Item no.

and A1 and A2 properties. The proposed buildings are to be in keeping in terms of design and scale with those found within Spectrum Business Park. Due to the fall in land across the site various retaining structures are also proposed to increase the developable area of the site. The site is to be landscaped to enhance its prominent setting.

## **Site History**

Spectrum Business Park was part of an Enterprise Zone. The Enterprise Zone ended in November 2005. Adjacent buildings were allowed under the provisions of the Enterprise Zone.

PLAN/2008/0375 – Industrial units (revised plans) - Approved

PLAN/2007/0767 – Industrial Units – Approved

The above applications relate broadly to the same application site as the current proposal. The only differences between the three applications relate to the site layouts.

## **Planning Policy**

*District of Easington Local Plan*

GEN01 - General Principles of Development

ENV35 - Environmental Design: Impact of Development

ENV36 - Design for Access and the Means of Travel

ENV37 - Design for Parking

## **Consultations and Publicity**

The application has been advertised by site notices and in the local press. Neighbouring properties have also been consulted. No letters of representation have been received in relation to this application.

Easington District Council, Regeneration officer, comments:

- The Regeneration and Partnerships Unit would support the revised plan and raise no objections.

Durham County Council, Highways Authority, comments:

- The plans are similar to those considered under previous planning application re. PLAN/2008/0375, to which no highway objections were raised. The main amendment on this latest submission would appear to be the variation in the size of units 7 to 10 inclusive and the adjustment of the associated car parking, which appears reasonable from a highway point of view.

## **Planning Considerations and Assessment**

The proposed development is considered to accord with the relevant development plan policies and is in keeping with existing developments situated within Spectrum Business Park in terms of scale and design. It is suggested that a condition be attached to the grant of planning permission to ensure that the proposed materials to be used match those used within the Business Park.

It is considered that the variety of uses proposed will add to the viability and vitality of Spectrum Business Park as a centre for employment uses. The proposed industrial (B1, B2 and B8) and commercial uses (A2) are in keeping with those already found on the industrial estate and as such are considered acceptable.

# Item no.

The proposal relates to a prominent site adjacent to the A182 that leads to Seaham town centre. It is proposed that a condition be attached to any grant of planning permission to ensure that a high quality landscaping scheme is agreed with the Local Planning Authority to ensure that the development makes best use of this important location.

Durham County Council, Highways Authority has no objections in principle to the proposed scheme.

## **Conclusion**

The changes to the previously approved scheme are considered to be acceptable. The proposed development is considered to accord with the relevant development plan policies, and planning permission should be granted, subject to the suggested conditions.

## **Recommendation**

Approval subject to the following conditions: Materials; Means of Enclosure; Landscaping Scheme; Timing of Landscaping Works; Parking Provision.

## **Reason for Approval**

The proposal is considered to be in accordance with the Statutory Development Plan and the following related policies;

*District of Easington Local Plan*

ENV35 - Environmental Design: Impact of Development  
ENV36 - Design for Access and the Means of Travel  
ENV37 - Design for Parking  
GEN01 - General Principles of Development

**Decision time**            Within 13 weeks. Target achieved.

## **E. BACKGROUND PAPERS**

The following background papers have been used in the compilation of this report.

Durham County Structure Plan  
District of Easington Local Plan  
Planning Policy Guidance Notes  
Planning Policy Statements  
Regional Spatial Strategy  
DETR Circulars  
Individual application forms, certificates, plans, and consultation responses  
Previous Appeal Decisions



**Graeme Reed**  
**Head of Planning and Building Control**

**Item no.**